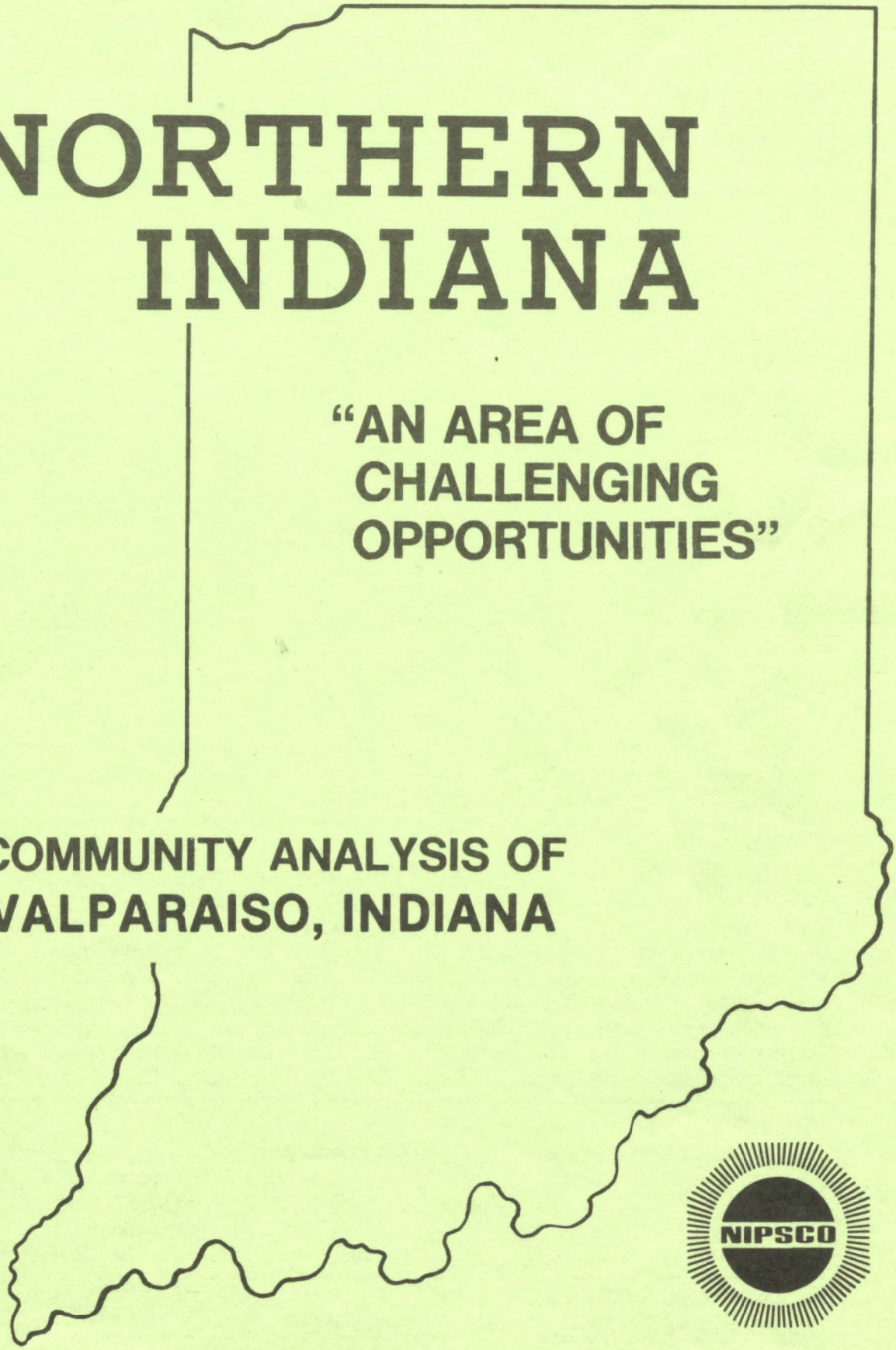
JUN 22 '83
FOR REFERENCE ONLY
INDIANA COLLECTION
Valparaiso

NORTHERN INDIANA

"AN AREA OF CHALLENGING OPPORTUNITIES"

COMMUNITY ANALYSIS OF VALPARAISO, INDIANA



NIPSCO

For further information contact: Manager of Area Development / Northern Indiana Public Service Co. / Hammond, Indiana

Community Analysis of VALPARAISO, PORTER County, Indiana

LOCATION

(Distance And Direction To Four Major Cities) CHICAGO, ILLINOIS (NW) 55 MILES; INDIANAPOLIS, INDIANA (S) 144 MILES; DETROIT, MICHIGAN (NE) 230 MILES; TOLEDO, OHIO (E) 170 MILES

POPULATION

	City	County	Percentages of City Population White	Non-White	Foreign Born
1970 Census	20,020	87,114	99.9 %	0.1 %	2.3 %
1980 Census	22,247	119,816	97.7 %	2.3 %	2.0 %
1990 Projected Census	25,000	162,500	97.0 %	3.0 %	2.0 %

Standard Metropolitan Area (If Any) Gary-Hammond-East Chicago Population Retail Trading Area 55,000

CLIMATE

	Average Temp. of	Month	Rain Inches	Snow Inches		
Coldest Month	FEBRUARY 27.0	Wettest Month	JUNE	6.25	--	No. Days Under 32° 94
Hottest Month	JULY 75.4	Driest Month	FEBRUARY	1.02	--	No. Days Over 90° 14
Annual Average	52.7	Annual Total	34.82	46.1		Degree Days Per Year 6,083

Annual Average Clear Days 56 Partly Cloudy 97 Cloudy 212 Elevation 803

GOVERNMENT

Form And Organization Mayor, Clerk-Treasurer, 7 Councilmen Term Of Office 4 Yrs., Expires 12-31-83
Incorporated Or Unincorporated INCORPORATED Class (If Any) 3 Area Within City 7.6 Square Mile
Annual Budget $ 4.5 million Primary Source(s) Of Revenue 80% PROPERTY TAXES; 20% STATE TAXES
Streets 94 mi. Paved 98 % Black Top (X) Cement (X) Street Lights YES Type MERCURY VAPOR
Bonded Indebtedness: City $ 5,000 (7-2-82), County $4,440,000 (7-2-82) Other *
Police Force: Regular 35 Special 3 Equipment 30 SQUAD CARS; 2 MOTORCYCLES
Fire Dept.: Regular 30 Volunteer NONE Equipment 10 PIECES OF FIRE EQUIPMENT
Average Annual Number Of Calls 550 Fire Insurance Rating In Community CLASS 6
Is City Covered By Zoning Ordinances—Yes (X) No ( ) Territory Covered CITY & TWO MILE RADIUS
Zoning Plans COVERED BY ZONING ORDINANCE OF CITY AND COUNTY Master Plan: Yes (X) No ( )
Annexation Plans PROPOSED EXTENSION OF BOUNDARIES 1/2 MILE OF PERIMETER OF CITY
Sewerage Treatment Plant: Yes (X) No ( ) Capacity 6,000,000 GPD Peak FLOW 13,000,000 GPD
Area Covered By Plant ENTIRE COMMUNITY Sewer Use Charge YES Storm Sewers YES
Is Garbage Pick-up Provided? YES - TWICE WEEKLY

TAXES

Total Rate Within City $7.97 Per $100 Valuation—Yr. Payable 1983 Assessed At 33-1/3 % TRUE Value
Total Rates(s) For Surrounding Twp(s) CENTER - $5.16; WASHINGTON - $4.93 Per $100 Valuation
State Retail Sales Tax 5 % State Gross Income Tax Or Adjusted Gross Income Tax **
Unemployment Compensation Rate 1.3%-4.5% Experience Rating Claimant's Benefits $84-$141; 26 WEEKS MAXIMUM
Workmen's Compensation Rate EMPLOYER'S LIABILITY Benefits 66-2/3% OF WEEKLY WAGE; $140 MAXIMUM
Exemptions (Homestead—Veterans—Mortgage) $1,000 (INDIVIDUAL) Special Taxes ***
Exemptions (Industrial) $1,000 GROSS INCOME City Or Twp Tax Rate Trend Last Five Years ****
Corporate Franchise Tax NONE Machinery, Equipment, Inventory Tax PROPERTY TAX
Corporation Organization Fee *****

HOUSING

Total Homes In Community 7,852 Owner Occupied 65 % Average Lot Size 66' WIDE MINIMUM
New Units Constructed Last Three Years: Houses 450 Cost/Sq. Ft. $30 - $40 Apartments 28 buildings
Houses For Sale 250 Price Range $7,500 - $120,000 Apartments For Sale 3 Price --
Houses For Rent -- Price Range -- Apartments For Rent 880 Price $150 - $350/month
Name Of Hotel(s) NONE Total Rooms -- Number Of Motels 8 Total Units 200

HEALTH AND WELFARE

Name Of Hospital(s) PORTER MEMORIAL HOSPITAL Total Number Of Beds 375
Number Of Doctors 105 Number Of Dentists 30 Number Of Ambulances Available EMS 12
Number Of Nursing Homes 5 plus Other Special Health Facilities 5 medical clinics, 1 dental lab., 3 dental clinics

County Home Porter-Starke Mental Health Service

Prepared By: NORTHERN INDIANA PUBLIC SERVICE COMPANY

EDUCATION

No. Elementary Schools 8 Total Enrollment 2,427 Grades Included KINDERGARTEN - 6
No. Junior High Schools 2 Total Enrollment 1,276 Grades Included 7 - 9
No. High Schools 1 Total Enrollment 1,321 Grades Included 10 - 12
Total No. Of Teachers 280 Pupil To Teacher Ratio: Elementary 20 Jr. High 20 High 20
Certification Requirement Of Teachers Bachelor Degree - Indiana License Cost Of Education Per Pupil $ 1,600
No. Of Parochial Schools 2 Total Enrollment 432 Grades Included 1 - 8
No. Of Private Schools NONE Total Enrollment -- Grades Included --
Vocational Training Facilities HIGH SCHOOL - DISTRIBUTIVE EDUCATION DEPARTMENT, IVY TECH ******
College And Universities (Nearest)
Liberal Arts VALPARAISO UNIVERSITY (includes School of Nursing)
Engineering VALPARAISO UNIVERSITY, VALPARAISO TECHNICAL INSTITUTE
Business Administration VALPARAISO UNIVERSITY
Graduate Schools VALPARAISO UNIVERSITY - LAW SCHOOL
Research Labs And Institutions URSCHEL LABORATORY; MILLER LABORATORY; VALPARAISO TECHNICAL INSTITUTE

CIVIC AND RECREATIONAL

Major Civic Organizations JAYCEES - CHAMBER OF COMMERCE; ROTARY, KIWANIS, LIONS, EXCHANGE
No. Of Churches: Protestant 26 Catholic 1 Jewish 1 Other --
Main Cultural Attractions VALPARAISO UNIVERSITY, VALPARAISO TECHNICAL INSTITUTE, CIVIC THEATRE
Library(s) No. Volumes: Technical 29,510 Total 64,270 Parks: City 14 State Dunes-16 mi.
Golf Courses: City 1 Private 2 Sports: High School YES College YES Prof. CHICAGO
No. Nearby Lakes 5 Rivers 1 Bowling Alleys 1 Theaters 4 indoor, 1 outdoor, 1 opera house, Bridge-Vu Theatre

AREA RESOURCES

Is Ample Supply Of Water Available? Yes (X) No ( ) Source Lakes and Wells Future Supply Additional Wells
Is There A Water Pollution Ordinance? Yes ( ) No (X) Air Pollution Ordinance? Yes ( ) No (X)
Mineral Resources sand, silica, moulding sand, zinc Agricultural And Forest Products ALL FARM PRODUCTS
Average Annual Market Value Of Farm Products Sold In PORTER County $ 32,932,000 (1978)

LABOR MARKET

Present Employment	Male	Female
Manufacturing	2,150	451
Non Manufacturing	1,768	1,647
Government	178	50

% Mfg. Workers In Union 20
Unemployment 12.6 % Labor Force
State Right To Work Law: Yes ( ) No (X)
Strikes (Past Five Yrs.) McGill Manufacturing Company; Union Rolls
Workers Involved N/A Man Days Idle N/A Labor Force Available: Male N/A Female N/A

Average Hourly Wage Rates:	Male and Female		Female	
Skilled	$ 5.80	To $ 8.00	$	To $
Semi-Skilled	$ 4.60	To $ 6.80	$	To $
Un-Skilled	$ 4.00	To $ 6.00	$	To $
Clerical	$ 5.24	To $ 5.86	$	To $

INDUSTRY

Local Industries

Firm	Product	No. of Empl. Male	No. of Empl. Female
McGILL MANUFACTURING COMPANY	bearings and electrical specialties	321	212
INDIANA GENERAL CORPORATION	magnets	371	87
THE ANDERSON COMPANY	auto parts	134	181
URSCHEL LABORATORIES	food machinery	142	27
OWENS-CORNING FIBERGLAS	fiberglass tanks	61	8

Plant Closings Last Five Years And Reasons NONE

Plant Openings Last Five Years PFIZER, CENTURIONS SYSTEMS, INC.

Government Installations In Area NONE

INDUSTRIAL SITES AND BLDGS

Sites Available: Deepwater -- Riverfront -- Airport -- Highway 7 Zoned Sites 11 Undeveloped Sites 11
Present Or Planned Industrial Park(s) 2 Total Acreage Of Park(s) 350 Available Acreage 420
Price Range Of Various Sites: $ 5,000 Per Acre To $ 25,000 & UP Per Acre
Site Data Available: Aerial Photos (X) Site Maps (X) Topographic Maps ( ) Test Boring Reports ( )
Available Vacant Buildings (No. And Square Foot Size) NONE
Can Financing Of Industrial Building Be Arranged? YES On What Basis? LEASE OR LEASE/PURCHASE & E.D.C.
Local Development Organization(s) VALPARAISO CHAMBER OF COMMERCE
Contact (Name, Address, Phone) 601 E. LINCOLNWAY, PO BOX 330, VALPARAISO, INDIANA 46383 PHONE: 462-1105

UTILITIES

Electric Service By NORTHERN INDIANA PUBLIC SERVICE COMPANY Private (X) Municipal ( ) REMC ( )
Average Industrial Power Cost per KWH Rates on Request ¢ KWH Capacity SYSTEM WIDE Peak SYSTEM
Gas Service By NORTHERN INDIANA PUBLIC SERVICE COMPANY Private (X) Municipal ( )
Average Industrial Gas Rate Per Therm RATES ON REQUEST ¢ BTU Content 1,000 Pr/Cubic Foot
Is Gas Available For Industrial Space Heating? Yes (X) No ( ) Limitations If Any NONE
Water Service By VALPARAISO MUNICIPAL WATER UTILITY Private ( ) Municipal (X)
Pumping Capacity 6,250,000 Gal./Day: Peak Demand 4.5 million Gal./Day: Source lakes and wells
Average Industrial Water Rate Per M/Gal./Mo. Rates on Request ¢ Total Hardness (Parts/Million) 13.2 GRAINS
Telephone Company That Serves Area GENERAL TELEPHONE COMPANY OF INDIANA
Average Delivered Price Of Coal/Ton For Industrial Use Rates on Request BTU Rating 28,000,000/TON
Average Delivered Price Of Oil/Gal. For Industrial Use: Not Quoted ¢ Grade 2 BTU Rating 154M/GAL.

COMMUNICATIONS

POST TRIBUNE

Newspaper(s): Daily VALPARAISO VIDETTE-MESSENGER Weekly NONE
Circulation (Post) 22,000; (Vidette) 13,421 Radio Stations: AM WAKE, WNWI - Valparaiso FM WLIE - Valparaiso
TV: VHF Ch. 2, 5, 7, 9, 11 - Chicago UHF CHICAGO, SOUTH BEND Outside Radio Received Chicago, Hammond, M. City, Gary
Outside Newspapers GARY, CHICAGO, SOUTH BEND Outside TV Chicago, S. Bend, Cable Television

TRANSPORTATION

Highway Route Numbers: Toll Road -- Interstate -- U.S. #30 State #130, 2, 49
Distance To: Toll Road & I-80 I-90 8 Miles, Interstate Route # I-65 14 Miles, U.S. # 12-20, 6 10, 6 Miles
State Highway Load Limits 80,000 LBS. GROSS Lbs., Truck Clearances, If Any LOWEST IS 11-1/2 Feet
Rail Lines: PENN CENTRAL, GRAND TRUNK, NORFOLK & WESTERN Distance To Main Line 0 Miles
Services Or Trips Daily: Freight 43 Passenger 4 Reciprocal Switching: Yes (X) No ( )
Truck: No. Of Lines 13 No. Of Terminals 3 Overnight Service To MAJOR CITIES WITHIN 300 MILES
Airport: PORTER COUNTY MUNICIPAL Nearest Major Airport MIDWAY-1 HR.; O'HARE-1-1/2 HRS.
Runway(s) Length Two - 6,000 ft. & 1,800 ft. - 150 ft. wide Flights Per Day 10 in & out # Of No Flight Days 365/year
Is Charter Service Available? Yes (X) No ( ) Radar, Lights Etc. Yes (X) No ( )
Bus: Inter-City Lines Greyhound, Trailways, Gary Intercity Bus Line Intra-City Line NONE
On Navigable Water? Yes ( ) No (X) If Yes, Channel Depth --

FINANCIAL INSTITUTIONS

*FIRST FEDERAL OF GARY $284,000,000

Bank(s) NORTHERN INDIANA BANK & TRUST COMPANY; FIRST NATIONAL BANK OF VALPARAISO
Assets (NIB) $175,931,025; (FNBOV) $146,388,675 Prevailing Interest Rates Varies %
Savings And Loan Associations FIRST FEDERAL SAVINGS & LOAN ASSOC. OF VALPARAISO; CITIZENS FED. S & L; *See above
Assets (FFS&LOV) $313,526,205; (CFS&L) $241,000,000 Prevailing Interest Rates Varies %

REMARKS:

(Use This Space To Explain Items Which Are Believed To Deserve Special Consideration Or To Elaborate On Items Covered In Analysis.)

* $85,000 - Parking; $3,970,000 - Sewer; $690,000 - Water; $536,000 - Park District; $1,425,000 - Valparaiso Porter County Public Library; $6,455,000 - Porter County Special Education Cooperative (includes Valparaiso Community Schools; Portage Twp. Schools; Duneland School Corp.); $10,430,000 - School Building Corp. (includes Porter County Special Education Cooperative) (7-2-82)

** Corporate gross income tax - 0.325% - 1.3% or adjusted gross - 3%; supplemental net income tax - 4%

*** Intangible tax (approx. 4¢ per $20.00 value)

**** Tax Rate Trend: (82) $7.83; (81) $7.41; (80) $7.20; (79) $11.18; (78) $11.21

***** From 2¢ down to .2 of a cent based upon the number of shares authorized - $36.00 minimum including certificate; $15.00 fee for filing annual reports

****** Food Services, Data Processing, Co-op Education, Auto Mechanics, Office Lab, Building Trades

REVISED: APRIL 1983